024.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,700 / 825,700
					USE VALUE:	825,700 / 825,700
					ASSESSED:	825,700 / 825,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUPEE KARIN A
Owner 2:	
Owner 3:	
Street 1:	81 HENDERSON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,458 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 2057 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7458.000	309,900	800	515,000	825,700
Total Card	0.171	309,900	800	515,000	825,700
Total Parcel	0.171	309,900	800	515,000	825,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.45 | /Parcel: 401.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 15995

GIS Ref

GIS Ref

Insp Date 07/21/17

!1985!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,000	800	7,458.	515,000	825,800	825,800	Year End Roll	12/18/2019
2019	101	FV	240,100	900	7,458.	547,200	788,200	788,200	Year End Roll	1/3/2019
2018	101	FV	240,100	900	7,458.	399,100	640,100	640,100	Year End Roll	12/20/2017
2017	101	FV	240,100	900	7,458.	347,600	588,600	588,600	Year End Roll	1/3/2017
2016	101	FV	240,100	900	7,458.	296,100	537,100	537,100	Year End	1/4/2016
2015	101	FV	226,900	900	7,458.	289,700	517,500	517,500	Year End Roll	12/11/2014
2014	101	FV	226,900	900	7,458.	238,200	466,000	466,000	Year End Roll	12/16/2013
2013	101	FV	226,900	900	7,458.	226,600	454,400	454,400		12/13/2012

PRINT

Date	Time
12/10/20	17:30:50

LAST REV

Date	Time
08/22/17	08:25:27
ekelly	
1985	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13669-527		3/1/1979		46,000	No	No		Y

USER DEFINED

Prior Id # 1:	15995
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/1994	267		97,000					ADD 25X26 +PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/15/2009	Measured	189	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7458		Sq. Ft.	Site		0	80.	0.86	1									514,990						515,000	

Total AC/HA: 0.17121 | Total SF/SM: 7458 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,990 | Spl Credit | Total: 515,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16050172
Const Adj.:	0.98000199
Adj $ / SQ:	147.848
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421067
Depreciation:	111162
Depreciated Total:	309906

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	1

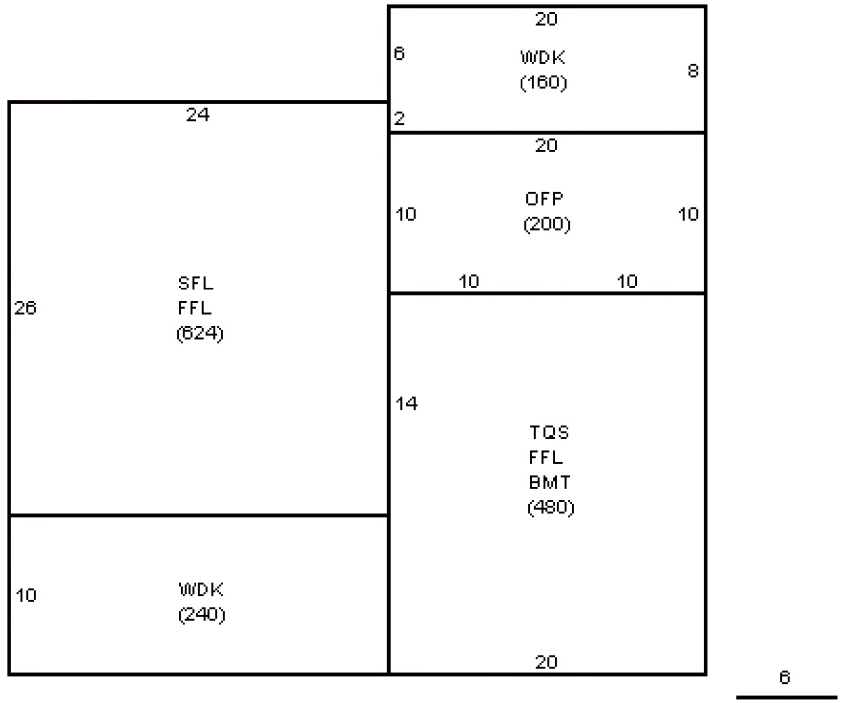
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	M
Totals			
1	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.85
Special Features:	0	Val/Su Net:	98.79
Final Total:	309900	Val/Su SzAd	150.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,104	147.850	163,224
SFL	Second Floor	593	147.850	87,644
BMT	Basement	480	44.350	21,290
WDK	Deck	400	8.330	3,332
TQS	3/4 Story	360	147.850	53,225
OFP	Open Porch	200	24.260	4,851

Net Sketched Area:	3,137	Total:	333,566
Size Ad	2056.7999	Gross Are	3288	FinArea	2057
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X16	A	FR	1980	7.04	T	39	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800